

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12773, of Clerics of St. Viator, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.42 to use all floors of the subject premises for research, teaching and seminar facilities in the R-1-B District at the premises 1212 Otis Street, N.E., (Square 3926, Lot 821).

HEARING DATE: November 15, 1978
DECISION DATE: December 6, 1978

FINDINGS OF FACT:

1. The subject property is on the north side of Otis Street between Twelfth and Thirteenth Streets, N.E., and is known as 1212 Otis Street, N.E. It is in an R-1-B District.

2. The subject site is 93,241 square feet in area and is improved with a three-story brick building. The building, originally constructed as a seminary, has a total gross floor area of 29,000 square feet and consists of thirty-three individual sleeping rooms, four two-room suites, eleven offices, a chapel, two lounge areas, and a dining room with kitchen facilities. The building can accommodate fifty overnight guests.

3. At the northeast side of the building is a parking lot which can accommodate fifteen vehicles. The property is substantially elevated and surrounded by detached dwellings on three sides. The remaining western side abuts a strip commercial zone running along Twelfth Street, N.E. Facing Oakview Terrace are six detached residences and a fenced in basketball court owned by the applicant.

4. The only vehicular access to the subject property is by way of Oakview Terrace around a circular driveway. The Brookland Metro Station is located at 10th and Monroe Street approximately four blocks southwest of the site.

5. The applicant, the Center for Applied Research in the Apostolate (CARA), is a contract purchaser of the subject premises, subject to the Board's approval of the use to which CARA would put the subject improved property. CARA is a national Catholic research and planning organization. The organization provides consultant services, research, publications, and training to members of all churches. The organization's goals are to apply modern techniques and resources to the objectives of religious institutions. The applicant has indicated that CARA draws its clientele from across the nation and that most participants in the program come to the seminars by other than private automobile.

6. The applicant proposes a maximum enrollment of fifty adult students served by a thirteen member staff. It is proposed that three to five day seminars will be held on the premises approximately ten times a year for professional religious workers throughout the United States. Except for one free afternoon, participants will spend their entire stay on the premises, have their meals served on the premises and reside in the dormitory rooms provided.

7. Thirteen off street parking spaces are required by the Zoning Regulations for fifty students and a thirteen member staff. Fifteen parking spaces are provided on the eastern side of the property adjacent to the existing building. Considering the nature of CARA's operation, the number of parking spaces appears adequate to serve the students, teachers, and visitors who are likely to come to the site by automobile.

8. CARA draws its participants from across the nation. It is unlikely that a substantial number would come to the site by private automobile, thereby increasing automobile congestion in the surrounding neighborhood.

9. Ten seminars a year for fifty mature, adult students who will remain on the premises for most of their stay will not tend to generate objectionable impacts to adjoining neighborhoods because of noise or traffic.

10. The Municipal Planning Office, by report dated November 9, 1978, recommended that the application be approved for a period of three years and under certain conditions hereinafter listed by the Board in its conclusions.

11. Advisory Neighborhood Commission 5A filed no recommendation on the application.

12. The Brookland Community Corporation recommended approval of the application.

13. There were letters in the record from abutting property owners and neighborhood property owners in favor of the application.

14. There was no opposition to the application.

CONCLUSIONS OF LAW:

Based on the findings of fact, the Board concludes that the proposed school complies with the requirements of Paragraph 3101.42 of the Zoning Regulations in that its location and its program is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions and that the site has ample parking space to accommodate the students, teachers and visitors likely to come to the site by automobile. The Board further concludes that the special exception can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Maps and it will not affect adversely the use of neighboring property. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

- a. Approval shall be for a period of three years and may be renewed at the discretion of the Board upon the filing of a proper application.
- b. No permanent use other than CARA's research seminars and training programs shall be conducted on the premises.
- c. Buses serving CARA's programs shall be restricted from traveling along Oakview Terrace.
- d. The maximum enrollment shall be restricted to fifty participants and fifteen staff employees.

VOTE: 5-0 (William F. McIntosh, Walter B. Lewis, Charles R. Norris, Chloethiel Woodard Smith and Leonard L. McCants).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 17 JAN 1979

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.